

44-187

#3072

029291

TRANSFER
TAX
PAID

WARRANTY DEED
(Joint Tenancy)
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that we, Anna O. McCurtain of Portland, County of Cumberland, and State of Maine and Shirley M. Somes of Cumberland Foreside, County of Cumberland and State of Maine, for consideration paid, GRANT to Sidney H. Geller and Elizabeth M. Geller, both of Waterville, County of Kennebec, and State of Maine, whose mailing address is: 20 Silver Street, Waterville, ME 04901, with WARRANTY covenants, as joint tenants, the land in Waterville, County of Kennebec, State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this 14th day of October, 1992.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
[Signature]

Anna O. McCurtain
Anna O. McCurtain
Shirley M. Somes
Shirley M. Somes

STATE OF MAINE
COUNTY OF Cumberland, ss October 14, 1992

Then personally appeared the above-named Anna O. McCurtain and Shirley M. Somes and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Diane E. Cunningham
Notary Public/Attorney at Law
Printed Name: Diane E. Cunningham

My Commission Expires: 5/2/94

EXHIBIT AParcel 1

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and further bounded and described as follows, to wit:

BEGINNING in the southerly line of Silver Street, so-called, at a point which is the center of a foundation wall built of concrete by one Manly Morrison, said wall being the foundation wall between the W. T. Haines Estate and the Morrison Motor Company, now or formerly; thence southerly in the center line of said wall about ninety (90) feet to a passway; thence westerly in a line parallel with said southerly line of said Silver Street and about ninety (90) feet distant therefrom about fifty-six (56) feet to the easterly line of Kennebec Street; thence northerly along the easterly line of said Kennebec Street about ninety (90) feet to the said southerly line of said Silver Street; thence easterly in said southerly line of said Silver Street about fifty-six (56) feet to the point of beginning.

The above described property is benefited by the following right of way easements:

- a) Easement from Waterville Enterprises, Inc. dated February 9, 1970, recorded in the Kennebec County Registry of Deeds in Book 1516, Page 256.
- b) Easement from Lewis and Percy Levine, Inc. dated February 26, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1516, Page 258.
- c) Easement from SBC Water State Theatre, Corp. dated February 5, 1970, recorded in the Kennebec County Registry of Deeds in Book 1516, Page 267.

Being the same premises conveyed by deed from Waterville Savings Bank to Anna O. McCurtain and Shirley M. Somes dated May 3, 1957, recorded in the Kennebec County Registry of Deeds in Book 1078, Page 6.

Parcel 2

Also a certain lot or parcel of land situated in the Town of Waterville, Kennebec County, State of Maine bounded and described as follows:

BEGINNING on the right of way line as established under Federal Aid Project U-031-1(9), said point being fifty-eight (58) feet northeasterly from and as measured along a line at right angles to the State Highway "31" Base Line at P. C. Sta. 9+39.10;

Thence northwesterly along a curved line fifty-eight (58) feet northeasterly from and concentric with the 4° 00' 00" curve of the State Highway "31" Base Line about one hundred sixty-four (164) feet

to a point on a line normal to the State Highway "31" Base Line at Sta. 11+10, said point also being in the present southeasterly line of Kennebec Street;
Thence northeasterly along the present southeasterly line of Kennebec Street about two (2) feet to a point where the southwesterly line of land now or formerly of Anna O. McCurtain and Shirley M. Somes intersects said street line;

Thence southeasterly along line of land now or formerly of Anna O. McCurtain and Shirley M. Somes and Joseph H. Clark, William H. Clark and Edith C. Wile about one hundred thirty-one (131) feet to a point in the southwesterly line of land now or formerly of Waterville Enterprises, Inc. said line also being the northeasterly boundary of the Charles Street project:

Thence southwesterly along the line of land now or formerly of Waterville Enterprises and Lewis and Percy Levine, Inc. about one hundred six (106) feet to a point on the right of way line established under Federal Aid Project U-031-1(9), said point being forty-two (42) feet northeasterly from and as measured along a line at right angles to the State Highway "31" Base Line at Sta. 9+34;

Thence N. 40° 50' 00" W. about five (5) feet to the point of beginning.

Excepting and reserving from this above described parcel a right of way in common with others over two portions of the above described, said portions are defined as follows:

Portion 1

BEGINNING on the right of way line as established under Federal Aid Project U-031-1(9), said point being fifty-eight (58) feet northeasterly from and as measured along a line at right angles to the State Highway "31" Base Line at P.C. Sta. 9+39.10;

Thence northwesterly along a curved line fifty-eight (58) feet northeasterly from and concentric with a 4° 00' 00" curve of the State Highway "31" Base Line three and ninety hundredths (3.90) feet to a point on a line normal to the State Highway "31" Base Line at Sta. 9+43;

Thence northeastrly along said normal line extended northeasterly about thirteen (13) feet to a point in the northeasterly line of the parcel hereinbefore described:

Thence southwesterly along the northeasterly line of the parcel hereinbefore described about fourteen (14) feet to a point on the right of way established under Federal Aid Project U-031-1(9), said point being forty-two (42) feet northeasterly from and as measured along a line at right angles to the State Highway "31" Base Line at Sta. 9+34;

Thence N. 40° 50' 00" W. about five (5) feet to the point of

beginning.

Portion 2

BEGINNING at the southeast corner of land now or formerly of Joseph H. Clark, William H. Clark and Edith C. Wile, said point being also in the northeasterly limits of the Charles Street project;

Thence northwesterly along the southeasterly line of land now or formerly of Joseph H. Clark, William H. Clark, Edith C. Wiles and Anna O. McCurtain and Shirley M. Somes about eighty-three (83) feet to a point;

Thence turning an interior angle of 90° to the previous line and proceeding southwesterly, a distance of twenty (20) feet to a point;

Thence turning an interior angle of 90° to the previous line and proceeding southeasterly, a distance of about forty-seven (47) feet to a point;

Thence by a curve to the right having a radius of sixty-five (65) feet about thirty-eight feet to a point in the southeasterly line of the parcel being conveyed.

Thence northeasterly along the southeasterly line of the parcel being conveyed about thirty-two (32) feet to the point of beginning.

The above described lot or parcel of land is conveyed with the restriction that there shall be no access to or egress from State Highway "31" and as shown on the above referred right-of-way map from Sta. 9+43 to Sta. 11+10 right of the State Highway "31" Base Line.

Parcel 3

Also a certain lot or parcel of land situated in the Town of Waterville, Kennebec County, State of Maine, bounded and described as follows:

BEGINNING on the right of way line as established under Federal Aid Project U-031-1(9), said point being along fifty-eight (58) feet northeasterly from and as measured along a line normal to the State Highway "31" Base Line at Sta. 11+60;

Thence northwesterly, northerly and northeasterly along a curved line having a radius of thirty-six (36) feet about fifty-eight (58) feet to a point in the present westerly line of Kennebec Street, said point being about forty-six (46) feet southwesterly from and as measured along a line at right angles to the Silver Street East Base Line at about Sta. 3+13;

Thence northerly along the present westerly line of Kennebec Street about nine (9) feet to the intersection with the present southerly line of Silver Street, said point being about thirty-seven (37) feet

southwesterly from and as measured along a line at right angles to the Silver Street East Base Line at about Sta. 3+12;

Thence southeasterly along the present southerly line of Silver Street thirty-three (33) feet to a point in the southeasterly line of Kennebec Street, said point also being the northwesterly corner of land now or formerly of Anna O. McCurtain and Shirley M. Somes;

Thence southwesterly along the present southeasterly line of Kennebec Street about ninety-five (95) feet to a point on the right of way established under project U-031-1(9), said point being fifty-eight (58) feet northeasterly from and as measured along a line normal to the State Highway "31" Base Line at Sta. 11+10;

Thence northwesterly along a curved line fifty-eight (58) feet northeasterly from and concentric with a 4° 00' 00" curve of the State Highway "31" Base Line about forty-eight (48) feet to the point of beginning.

RECEIVED KENNEBEC SS.

92 OCT 20 AM 9:00

ATTEST: *Linn R. Brown*
REGISTER OF DEEDS